

Offers Over £475,000 | 4 Bedrooms.



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# What it's got.

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You walk in and are instantly hit by the natural light which flows through the house.

Starting off we have the impressive open plan kitchen/lounge/family room at the rear of the property which offers a stylish kitchen with ample units and central breakfast island. If you love to entertain and socialise, there is plenty of space for dining and sitting. From here you can access the modern downstairs shower/cloakroom, a door from here leads to the integral garage. To the front of the house is a separate lounge with feature wood burner, an ideal retreat of an evening.

Upstairs four bedrooms can be found and the modern family bathroom.

The garden is a great size with a large patio area leading down to the remainder of the garden which is predominately laid to lawn. There is a large detached office/garden room/gym measuring approx. 21ft x 7.8ft. with double glazed and power/light. Also to the side of the property a large storage shed can be found ideal for storing equipment.

The front driveway provides off road parking for one car and leads down to the garage.





## What the owner says.

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"We have loved living in this house and will miss it. Many happy days have been spent in the sunny back garden and on the nearby beaches. It's been wonderful being so close to Ashley Cross to enjoy drinks and meals out with friends, or hosting them here in our open plan kitchen, which has been great for entertaining. This has been a great location for our children to attend Courthill and Baden Powell schools and we have really enjoyed the sense of community that has brought."



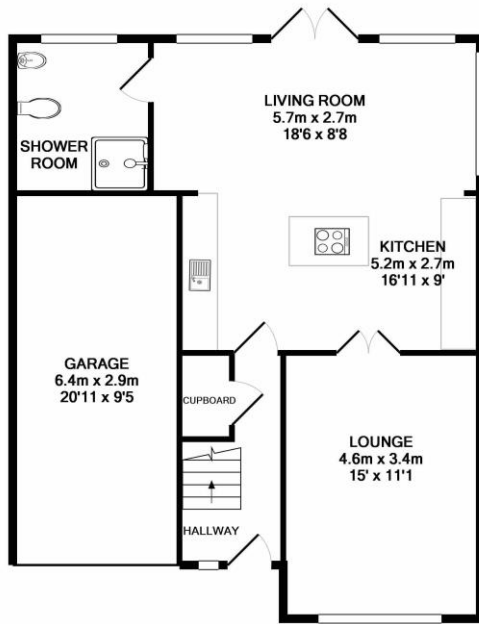
## Where it is.

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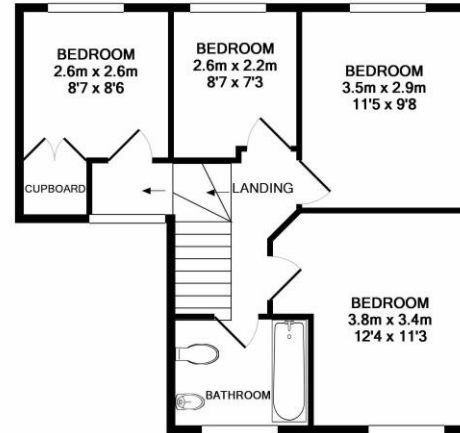
The location is key and absolutely ideal for families. Both Courthill Infant and Baden Powell Junior school are a short 5-10 minutes walk. The amenities of Ashley Cross are also within walking distance with trendy bistros, boutique shops and cafes. The station offers direct routes to Waterloo, London. Poole and Bournemouth town centres and the award winning beaches of Sandbanks are in easy reach.



# 55A Mansfield Road, Lower Parkstone, Poole, BH14 0DG



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 122.2 SQ.M. (1315 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Technical bits.

- Freehold
- Approx. 1315 Sq. Ft
- Council tax band - D
- Energy rating - C
- Four bedrooms
- Two bathrooms (downstairs shower room)
- Garden room/office/gym
- Open plan kitchen/diner/family room
- Courthill & Baden Powell school catchment
- Close to local amenities, bus routes and train station

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.